

Application ref: 2020/3092/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 22 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Omer Pallas
13 Pevensey Road
London
SW17 0HP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
34 Shirlock Road
London
NW3 2HS

Proposal:

Creation of roof terrace to rear first floor flat including replacement of rear window with timber framed door and installation of metal balustrade and privacy screening.

Drawing Nos: P 34SR/ 01; P 34SR/02; P 34SR/ 03 REVA; SK58CR/ 04; Design and Access Statement no date and Streetwise Ordinance Survey Map.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P 34SR/ 01; P 34SR/02; P 34SR/ 03 REVA; SK58CR/ 04; Design and Access Statement no date and Streetwise Ordinance Survey Map.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the first use of the terrace a 1.8 metre high screen, as shown on the drawings hereby approved shall be erected on the boundary with no. 36 Shirlock Road and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1

Reasons for granting permission:

Planning permission is sought for the creation of first floor flat roof as a terrace, following the replacement of the existing window with a timber framed door. The parapet wall would be erected with a 1.1m high metal black railing around the boundary of the terrace to enclose the area with timber screen and planters with a finishing height of 1.8m (857mm) from the flat roof of the ground floor would be installed along the boundary with no. 36 Shirlock Road to the north.

The rear elevation of the host building is not visible from the wider public realm and is only visible from private vantage points. It is considered that the loss of the non-original timber framed window that would be replaced with timber framed door would not cause significant harm the character and appearance of the host building or the wider area. Moreover, there are a number of terraces located to the rear of properties no.32 which was allowed on appeal on 11/07/2012 (2011/3131/P) and no. 38 Shirlock Road consist of first floor terraces.

The proposed roof terrace would measure approximately 2.8m in depth x 3.2m in width and is considered to be an appropriate addition to the rear part of these dwellings. The increase of the side parapet wall would match the design and appearance of those to the south of the host building and neighbouring properties. It's proposed to install a privacy screen with planters and whilst it is acknowledge that the privacy screen in this location could be read as a dominant. There is an existing precedent set with no.32 appeal decision and given that the height of the proposed parapet wall combined with the drop in floor level of 978mm would result in the screen being only 857mm in height.

The proposed screening is not considered harmful to the area's appearance. Thus, it would not have a detrimental impact on the character and appearance of the wider Mansfield Conservation Area.

There would be overlooking into the rear gardens of the neighbouring property. However, given that there is a terrace on the host building two storey rear addition and there is an existing window on the rear elevation at first floor which allows views into the garden of the flat below. It is not considered that the terrace would have a detrimental impact with the loss of privacy with the neighbouring occupiers (nos. 30 & 32). It is proposed to install a privacy screen with no. 36. Therefore, the proposed terrace would not allow any views back into the neighbouring window.

One objection has been raised in relation to the works. This is assessed separately, and the application site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D2 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London plan 2016, and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations

need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment